



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660099472 <b>Parcel ID</b> 20N15E-19-1-00000-000-0099 <b>Cadastral ID</b> 19-20-15-06630 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 316359 BRESHEARS, STEVEN R & BARBARA  844 N COLUMBIA AVE TULSA OK 74110-  <b>Parcel Location</b> <b>Situs</b> 00217 WOFFORD FERRY RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .57 - Acres <b>Sec/Twn/Rng</b> 19 / 20 / 15 / 1 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-22\IMG_004 9/23/2021</p>														
<b>Legal Description</b> Lat/Long: 36.19667993 -95.74976467																			
TR DESC AS COMM NE/C NW SE; S01.1005E 838.38'; S88.4307W 201 58' TO POB; S88.4307W 150'; N01.1005W 165'; N88.4307E 150'; S01 1005E 165' TO POB.					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>2016 3610</td> <td>R17-NEW 30X60 1800 SQ FT SFR</td> <td>08/2016</td> <td>11/2016</td> <td>53,365</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2016 3610	R17-NEW 30X60 1800 SQ FT SFR	08/2016	11/2016	53,365
Number	Description	Opened	Closed	Amount															
2016 3610	R17-NEW 30X60 1800 SQ FT SFR	08/2016	11/2016	53,365															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					2549/804	BRESHEARS, STEVEN R &	05/13/2016	0	4										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
<b>Remove Cap</b>	2016	<b>Land Value</b>	17,898	16,998	11%	1,870	<b>Assessed</b>	14,765	1,574.83										
<b>Year Frozen</b>	0	<b>Improvements</b>	127,938	117,225		12,895	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	145,836	134,223		14,765	<b>Total Taxable</b>	14,765	1,575.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660099472	BRESHEARS, STEVEN R &			1	136,685	0	14,062	1,500.00										
2024	2024-660099472	BRESHEARS, STEVEN R &			1	143,197	0	13,392	1,413.00										
2023	2023-660099472	BRESHEARS, STEVEN R &			1	124,446	0	12,754	1,309.00										
2022	2022-660099472	BRESHEARS, STEVEN R &			1	121,596	0	12,147	1,219.00										
2021	2021-660099472	BRESHEARS, STEVEN R &			1	105,169	0	11,569	1,018.00										
2020	2020-660099472	BRESHEARS, STEVEN R &			1	104,362	0	11,456	1,015.00										
2019	2019-660099472	BRESHEARS, STEVEN R &			1	99,181	0	10,910	980.00										
2018	2018-660099472	BRESHEARS, STEVEN R &			1	98,844	0	10,873	971.00										
2017	2017-660099472	BRESHEARS, STEVEN R &			1	97,997	0	10,780	973.00										
2016	2016-660099472	BRESHEARS, STEVEN R &			1	11,400	0	1,254	112.00										



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Lot Data		Square-Foot - NBHD 2015 #1
Lot Size	0	0
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	0.5718	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	24,906.00 x .72 = 17,898	
Factor Value		
Adjustments	1.0000	
Lot Value	17,898	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	900 / 900
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	900
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	900 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	197,953	219.95	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	97.52	Total Misc Impr	+	9,326	
Roofing Adj	+ 5.12	Garage Cost	+	24,606	
Subfloor Adj	+ 0.00	Total RCN	=	140,591	
Heat/Cool Adj	+ 10.30	Depreciation ( 9%)	-	12,653	
Plumbing Adj	+ 5.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	127,938	
Adj Base Cost	= 118.51	Lot Value	+	17,898	
Total Area	x 900	Indicated Value	=	145,836	
Adjusted Cost	= 106,659	Value Per SqFt		162.04	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,938		
Lot Value	17,898		
Indicated Value	145,836	162.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	145,836	162.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130272	464		464	20.10		9,326



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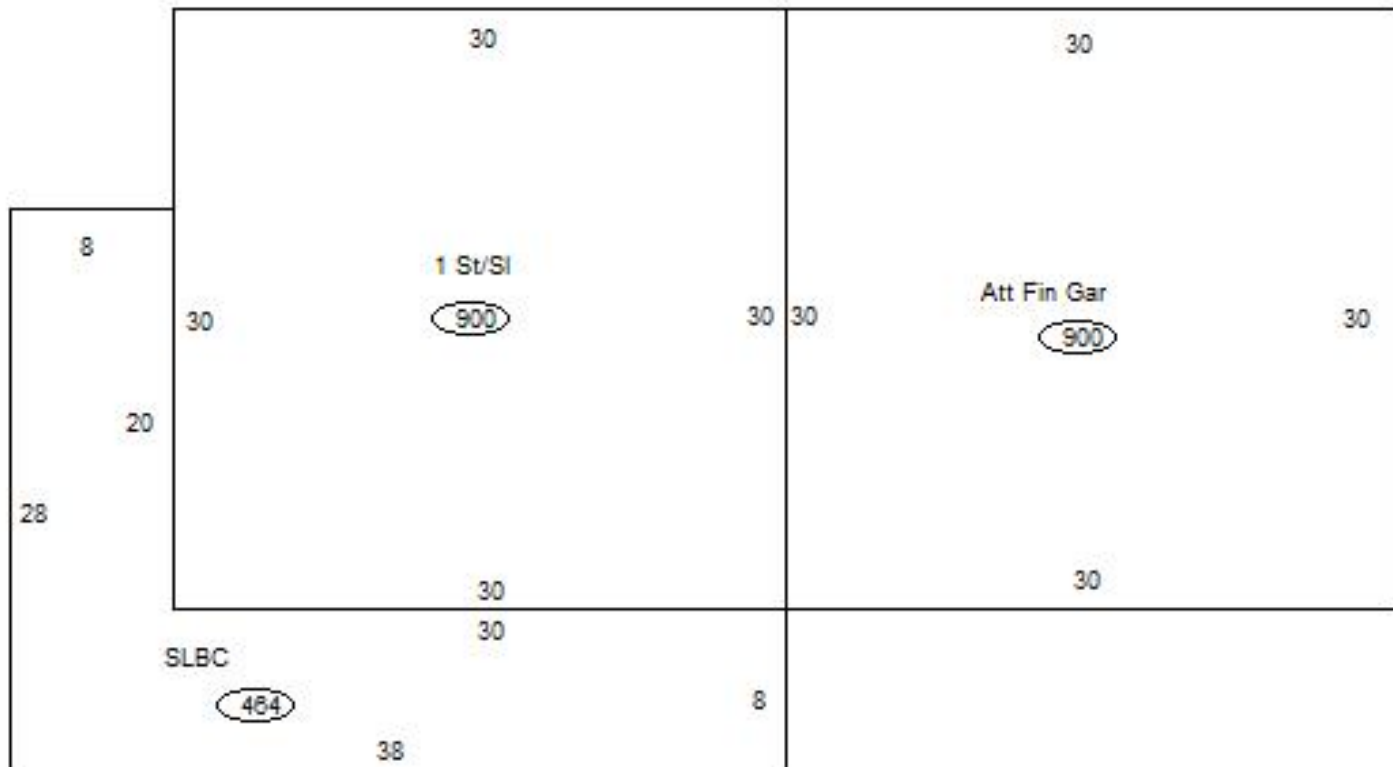
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### Sketch Image

660099472



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	900	1.000	900
2	G	5		13	Att Fin Gar	900	1.000	900
3	M	PRCH		13	SLBC	464	1.000	464
<b>Total Building Area</b>						900		900